



15 Hilton Avenue, Scunthorpe, DN15 8BB

£139,950

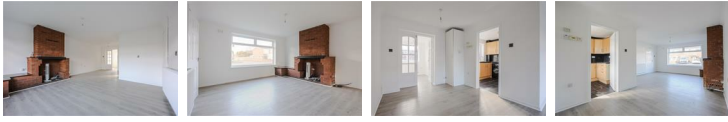
Excellent value starter home that has just been refurbished with new flooring and fresh decor too. Three bedrooms end terrace with a small rear extension giving an extra snug or home office space. Available with no chain.

You have an entrance hall leading to the generous lounge diner, with further door the kitchen and the snug at the rear. Upstairs we have three bedrooms and modern bathroom too. There is a secure rear garden, parking is available at the front on a first come basis and there is a garage in a block a short walk from the house included in the sale.

Viewings are by appointment, please get in touch to book.

Entrance

Lounge/diner 22'10" x 13'8" (6.98 x 4.18)



Snug 8'11" x 6'5" (2.73 x 1.97)



Kitchen 9'2" x 8'1" (2.81 x 2.48)



Landing

Bedroom one 12'11" x 10'5" (3.94 x 3.20)



Bedroom two 10'5" x 9'11" (3.20 x 3.04)



Bedroom three 8'6" x 6'1" (2.60 x 1.86)



Bathroom 7'6" x 5'5" (2.29 x 1.67)



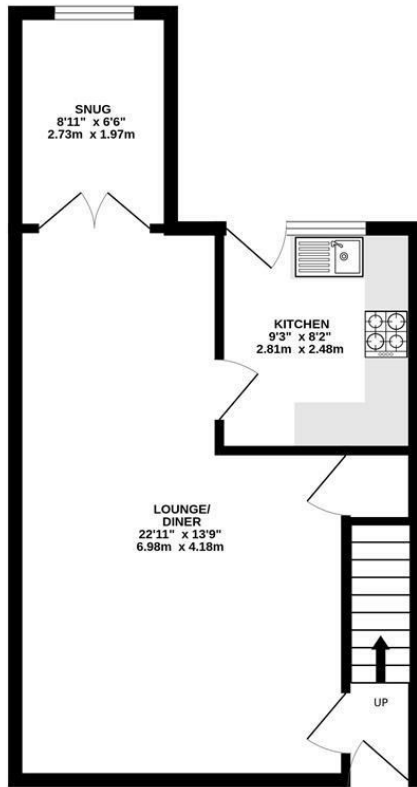
Outside



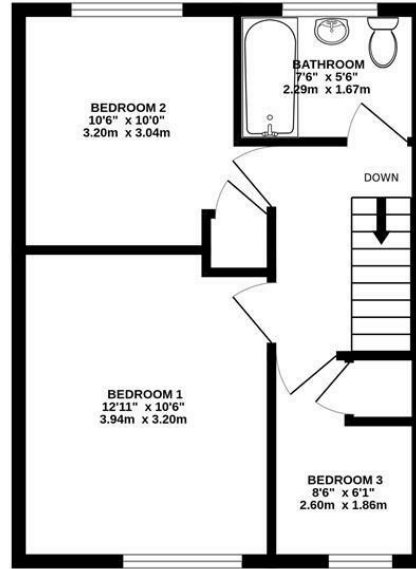


# Floor Plan

GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.

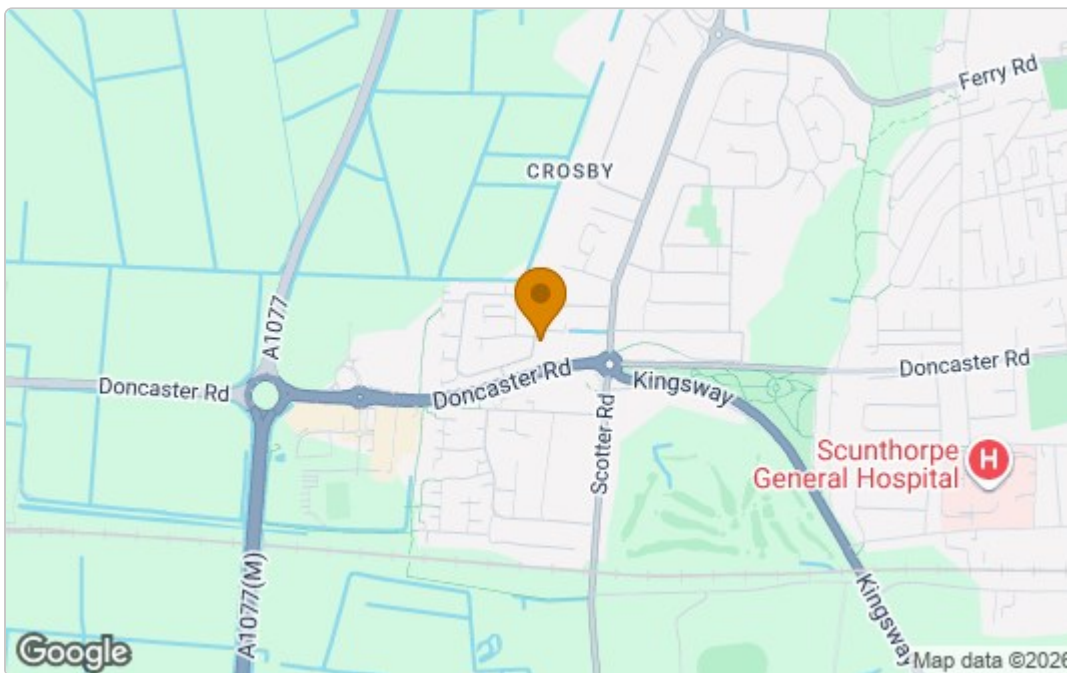


TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025.



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cade Estate Agency Ltd Company No. 11153015

52A Northfield Road, Messingham, North Lincolnshire. DN17 3SA

T: 01724 372 011 E: info@cade.co.uk W: cade.co.uk